

APPROVED: Meeting No. 43-86

ATTEST:

Carol A. Kachadoorian

MAYOR AND COUNCIL

ROCKVILLE, MARYLAND

MEETING NO. 33-86

August 4, 1986

The Mayor and Council of Rockville, Maryland, convened in general session in the Council Chamber, Rockville, City Hall, Maryland Avenue at Vinson Street, Rockville, Maryland, on Monday, August 4, 1986, at 8:00 p.m.

PRESENT

Mayor Steven Van Grack

Councilman Steve Abrams

Councilman Douglas Duncan

Councilman James Coyle

Councilman Peter Hartogensis

The Mayor in the Chair.

In attendance: City Manager Richard V. Robinson, City Clerk Carol A. Kachadoorian, City Attorney Paul G. Glasgow.

Re: Invocation

Reverend Ken Meade, Church of Christ at Manor Woods, provided the invocation.

Re: City Manager's Report

Mr. Robinson reported the following:

1. Four graduate students completing internships with the International City Management Association present at the meeting were introduced.

2. A new Rockville identification design had been determined for police cruisers. The new design incorporates the Rockville logo, but eliminates much of the striping included in the current design.

3. The new pathfinder signs in Town Center are in place. This project was done jointly with the County. In addition, the final design for entrance/monument signs for the City is nearly completed. The signs will include landscaping.

Re: Citizens' Forum

1. Bernie Gaunt addressed the Mayor and Council regarding difficulties in exiting northbound from Lincoln Avenue onto Stonestreet Avenue, and suggested that a stop sign be installed. In addition, he was concerned that cars were driving too fast on Lincoln Avenue. Councilman Coyle asked the City Manager to have the street monitored for speeders.

2. Byron Mullican, treasurer of the Richard Montgomery Booster Club, presented the Mayor and Council with a check for the second installment for the field lights at Richard Montgomery. He expressed his appreciation to the Mayor and Council, noting that the lights have increased attendance at the football games. He invited the Mayor and Council to attend some games this fall.

3. Adrienne Carr, Associate Director of United Church Center for Community Ministries, spoke with the Mayor and Council about the press conference held that day on the Gude Drive shelter for the homeless. She praised the joint efforts of Rockville, Gaithersburg, and Montgomery County in making the shelter happen. She especially congratulated the City for carrying the burden for so long, and encouraging other jurisdictions to join in to help the homeless.

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Mayor Van Grack thanked Mrs. Carr for her efforts and stated that he hoped this was the beginning of a long-term commitment.

4. Jennie Forehand, Delegate, addressed the Mayor and Council regarding the Maryland State Games held the past weekend. She noted that the swimming events were held at the Municipal Swim Center. Staff was very cooperative and helped to make the City look good.

Mayor Van Grack thanked Delegate Forehand for her efforts in persuading the Motor Vehicles Administration (MVA) not to locate off of Montrose Road. Delegate Forehand agreed that it was for the community's benefit that the MVA facility would not be located at that site, but noted that the City must now help the State find a good place for the facility and for an express office in a shopping center.

5. Sandy McDonald, 800 Princeton Place, Vice-President of the Association of Concerned Citizens of the Rockville Area (ACCRA), asked the Mayor and Council to work with the association in sponsoring a "Say No to Drugs" day in the schools. He relayed that the association plans to approach Montgomery County and the Board of Education for support in sponsoring a county-wide day. In response to a question from Councilman Abrams, he advised the Mayor and Council that a date for the day had not been set, but late September or October has been targeted.

Councilman Abrams expressed total support from the City for the effort, and commended the Association for project. Councilman Duncan concurred with Councilman Abrams. In response to a question from Councilman Coyle, Mr. McDonald noted that the plans call for a broad base of sponsors, including the use of news media. Councilman Coyle suggested that the neighborhood associations also be involved.

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Councilman Hartogensis asked if someone from the Department of Community Services could help. Mr. Robinson responded affirmatively, noting that both the Department of Community Services and the Police Department would help with the project.

6. James Moore, 1204 Potomac Valley Road, addressed the Mayor and Council regarding business interests in South Africa. His specific concerns were if the City is doing business with any businesses that trade with South Africa, if the City's investments include any South African companies, and finally, if the businesses with which the City deals adhere to the Sullivan Principals. Mayor Van Grack responded that the issue is one that cannot be raised too often. Mr. Robinson advised the Mayor and Council that staff is reviewing current investments, however, other than the investments that The Hartford has, City investment are all with federal institutions. Councilman Duncan noted that The Hartford did a review of its investments a year ago and found no investments with South African businesses. In response to a request from Councilman Hartogensis, Mr. Moore said he would supply to the City a list of companies doing business in South Africa.

Re: Consent Agenda

On motion of Councilman Duncan, duly seconded and unanimously passed, the following two items were approved as part of the consent agenda.

Re: Adoption of Resolution:
To amend Resolution No.
13-85 so as to correct
an error in the fees for
Detailed Planning
Applications

Resolution No. 22-86

An error was noted on the fee schedule for planning and zoning

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applications. The fee for a Detailed Planning Application for a Planned Residential Unit or Residential Townhouse development which includes nonresidential buildings should be \$500.00, plus \$5.00 for every 1,000 square feet of gross floor area of a nonresidential building, not \$5.00 for each square foot as shown on the schedule. The corrected fee would be consistent with the fee for nonresidential Use Permits and Detailed Applications for a Comprehensive Planned Development. This error has probably been carried for a number of years because an application involving a nonresidential building has not been filed for some time.

On motion of Councilman Duncan, duly seconded and unanimously passed, Resolution No. 22-86, the full text of which can be found in Resolution Book No. 8 of the Mayor and Council, to amend Resolution No. 13-85 so as to correct an error in the fees for Detailed Planning Applications, was approved by the Mayor and Council.

Re: Bid No. 2-86: Blanket
Position Bond -
Reduction of Amount,
Option Year

A Blanket Position Bond of \$50,000 per employee was required of the janitorial contractor hired to clean City Hall. This amount was extraordinary in that the amount generally required of the industry was \$10,000 per person. However, at the time the bid was solicited, the cost for the additional coverage was nominal, with the total cost being \$280. A check of other companies requiring bonding showed that the amounts varied from no coverage required to \$40,000. The company submitting the second low bid indicated insurance coverage of only \$10,000 at the time the bid was submitted. Care-free Cleaning Service, the low acceptable bid, however, indicated that there were in a position to obtain the higher bonding and award was made to them.

The award was for the initial term of the contract and an optional additional year on review by the Director of Recreation and Parks and the Contract Officer. The review revealed that the company had performed satisfactorily and that the price for the second year was fair and reasonable, being 4.1% below that of the second low bidder, whose Blanket Position Bond coverage was only \$10,000 per person, and 29% lower than the third bid. The company was notified of our intention to exercise the option for the additional year at the bid price of \$21,540. The company was told to have the Blanket Position Bond renewed in the required amount. They proceeded to do this and found that the cost had escalated to ten times the original amount. It now costs \$2,880. A call to the company requiring \$40,000 worth of bonding revealed that they too had been contacted and had agreed to lower their requirement to \$10,000. This was based on several factors:

1. They had employed Carefree Cleaning Service for three years and felt confident of the honesty of their employees. This company is a laboratory which has easily portable equipment worth \$30,000 to \$50,000.

2. The hiring practice of Carefree Cleaning Service requires that any person employed by them have a full-time position. Their current employees work for local and federal government agencies.

Reduction of the bonding requirements for Carefree Cleaning Service would not change the order of bids, it having been determined that the second low bid at \$22,476 would have provided only \$10,000 coverage and not \$50,000 and the third bid, being \$30,332, would not have been affected sufficiently to bring the bid down to low bid.

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The bond being discussed does not replace a Performance Bond and a Payment Bond which has been required of the company but provides for coverage for any dishonest acts committed by their employees.

It is recommended by staff that the requirement for the provisions of a Blanket Position Bond in the amount of \$50,000 per employee for the contractor employed to clean City Hall under the provisions of Invitation for Bid 2-86, be decreased to \$10,000 per employee for the option year. This decrease would not affect the order of bids and would place the requirement on the higher side of that required nationwide.

On motion of Councilman Duncan, duly seconded and unanimously passed, Bid No. 2-86 for Blanket Position Bond, was approved as recommended by staff.

Re: Resolution for
Condemnation of 114
Frederick Avenue

Resolution No. 23-86

In response to a question from Councilman Abrams, the City Attorney responded that the resolution established public necessity of the taking of the property. In addition, it authorizes condemnation proceedings in court. Mr. Glasgow stated that he expects to file the suit within a week, with a trial set for 12 to 14 months. Doug Horne noted that if the City cannot settle with the property owner, the project will be delayed about 6 months.

Mr. Robinson advised the Mayor and Council that this approach is recommended because the City is at an impasse with the property owner. It is a necessary step to proceed and is not taken lightly.

Councilman Coyle asked that the interested citizens in the Lincoln Park community be advised as to the status of the project.

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On motion of Councilman Duncan, duly seconded and unanimously passed, Resolution No. 23-86, the full text of which can be found in Resolution Book No. 8 of the Mayor and Council, condemning 114 Frederick Avenue, was adopted by the Mayor and Council.

Re: Adoption of Ordinance to
Levy Assessments for the
Widening of South
Stonestreet Avenue from
Baltimore Road to
Reading Avenue, Project
OL22

Ordinance No. 20-86

On motion of Councilman Duncan, duly seconded, and unanimously passed, the amendments made to the introduced Ordinance were approved.

On motion of Councilman Harotgensis, duly seconded and unanimously passed, Ordinance No. 20-86, the full text of which can be found in Ordinance Book No. 12 of the Mayor and Council, to levy assessments for the widening of South Stonestreet Avenue from Baltimore Road to Reading Avenue, Project OL22, was adopted by the Mayor and Council as amended.

Re: Correspondence

The Mayor and Council noted the following items of correspondence:

1. Letter from Kenneth Kuschner regarding proposed text amendment, T-78-86
2. Letter from Carolyn Parker regarding Volunteer Appreciation Party

Re: Information Items

The Mayor and Council noted the following items of information:

1. Coalition on Sensible Transportation, Inc., et al. v. Elizabeth Dole, United States Secretary of Transportation, et al - Civil Action No. 85-2759

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Re: Approval of Minutes

On motion of Councilman Abrams, duly seconde and unanimously passed, the Minutes of Meeting 23-86, May 27, 1986, were approved, as amended.

Re: Work Session Amendment
T-78-86

Mayor Van Grack asked the Mayor and Council to postpone the work session until after the record closes on September 8, 1986. While he noted that the work session had been scheduled so that the Mayor and Council could provide staff with some guidance, it was now preferable to postpone the work session.

In response to a request from Councilman Duncan, the City Manager advised the Mayor and Council that a summary of the public hearing was being prepared.

Re: Executive Session

On motion of Councilman Coyle, duly seconded and unanimously passed, the meeting was closed for executive session in order to discuss property acquisition and personnel matters.

Re: Adjournment

There being no further business to come before the Mayor and Council in executive session, the meeting was adjourned at 10:15 p.m. to convene again in general session on Monday, August 11, 1986, at 8:00 p.m. or at the call of the Mayor.